

JumboCapital

Non-bank property loans (Core Loans 1) (Effective 1 Oct 2026)

First & Second Mortgages Indicative interest rates, fees and loan parameters

Residential, Commercial, Industrial & Retail

ABOUT THESE CRITERIA

About these criteria

Jumbo Capital (JC) is a non-bank Lender, Originator and Manager operating across Australia. Our clients are Company Pty Ltd Directors, SMSF Trustees, Accountants, Solicitors, Commercial Loan Brokers and Home Loan Brokers. Loans available only to Companies registered with the Australian Securities and Investments Commission.

This document sets out JC's indicative lending parameters for first mortgage and second mortgage facilities, organised by asset class. The criteria are a guide only: all facilities remain subject to JC's credit assessment and approval, and JC retains discretion to vary any parameter on a case-by-case basis.

Where a transaction sits outside these parameters, come to us early. You will get a straight answer, including a fast no, while you still have time to place the deal elsewhere.

Reading the rate tables. Interest is charged at the higher of the stated floor rate (per annum) or the stated margin over the RBA Cash Rate announced 29/9/2026. An RBA Cash Rate floor of 4.60% p.a. applies throughout.

Facility size. JC's mandate is for facilities up to $7.50m. Facilities above $7.50m are priced and approved by the Investment Committee on a case-by-case basis.

New — geographic footprint. We now consider South Australia (Adelaide) and Western Australia (Perth) property.

WHAT WE DO NOT FUND

Ineligible security and loan purposes

Across both first and second mortgage facilities, JC does not fund:

- Acreage / lifestyle properties;
- vacant land; (available under a different funding line and limited to residential building blocks suitable for up to duplex)
- development sites;
- construction loans.

Accordingly, all valuations must be prepared on an 'as-is' basis, disregarding any residual land value attributable to a development scheme. Where an exit depends on refinance through a construction facility, discuss it with us before application.

Part 1 — First Mortgage

SECURED LENDING
(Resi Lender of Record: Eticore SD Pty Ltd ATFT Jumbo Capital Origination Trust)

1.1 Residential Property

Eligible Locations	**Major cities:** Sydney (50 km), Melbourne (35 km), Brisbane (20 km), Gold Coast (20 km) and Canberra (10 km) — measured from the relevant CBD. **Regional cities:** Newcastle, Wollongong, Geelong and the Central Coast (NSW). **Destinational:** Byron Bay, Southern Highlands, Mornington Peninsula and Noosa. *Regions or suburbs other than those listed are considered on a case-by-case basis.* **New:** *Adelaide, Perth, Hobart, and Darwin are also eligible on a case –by-case basis*
Maximum LVR	**Major cities:** up to 75.00% **Regional cities:** up to 65.00% **Destinational:** up to 55.00% *Maximum LVRs may be increased further on a case-by-case basis. All loan amounts are inclusive of prepaid interest and fees incurred over the loan term.*
Loan Amount	$750k – $7.50m. *Facilities above $7.50m are priced and approved by JC on a case-by-case basis.*
Term	Minimum 6 months. Where a 6-month minimum is not achievable i.e. 3 months, JC may agree to a shorter term in exchange for an increased interest rate. Max term 36 months.
Establishment Fee	1% + GST
Origination Fee	1% + GST
Roll-Over Fee	0.5% of the gross loan amount per month. A fee to be paid by you to us if your loan fails to be discharged by the last day of the loan term.
Extension Fee	A fee that may be charged by us to you where you request, in writing, and we approve to extend the last day of the loan term. The amount of this fee is contingent on the length of the extension and is subject to credit re-assessment at the time the extension is requested and is solely in our discretion.
Discharge Fee	We do not have a discharge fee. Legal fees to release the mortgage(s), remove PPSR's and attend the PEXA workspace payable as advised by our nominated legal firm.
Higher Rate	In the event of a non-compliance by the Borrower(s) 7.5% per annum, calculated daily and paid monthly on all money owing to JC.
Monthly Servicing Fee	0.1% + GST for 1st Mortgage

Security	— First registered mortgage. — First-ranking PPSR / General Security Deed over the Borrower. — Specific Security Deed over the shares of the Borrower (where relevant). — Personal Guarantee. — Any other security reasonably required by JC. *Where JC finances the acquisition of a newly completed property, the Borrower must warrant — expressly within the loan documents — that the Contract for Sale of Land contains no side deeds reflecting price rebates.*
Exit	An exit must be specified. The following exit types require prior discussion: — Exits reliant on refinance through a construction facility where the typical conditions precedent have not been, or are unlikely to be, met during the loan term. — Exits reliant on a third-party lender where the loan is unlikely to satisfy that lender's criteria. — Repayment sourced from a realisation or liquidity event outside the loan's security package.
Valuation	All valuations must be prepared on an 'as-is' basis, disregarding any residual land value attributable to a development scheme. Sufficient market depth and liquidity must be clearly demonstrated within a six-month period. JC may accept an 'as-is site related valuation' on a case-by-case basis.
Strata / Company Title	Where the property is strata or company title, the Borrower must provide: — Strata minutes (or equivalent) for the preceding two years, for review. — The latest set of financials. — A warranty that no loan is owing by the body corporate (or equivalent).

INTEREST RATE SCHEDULE — RESIDENTIAL (1ST MORTGAGE)

LVR BAND	FLOOR RATE (P.A.)	MARGIN OVER RBA CASH RATE
Below 55.00%	9.75%	RBA + 5.15% (515 bps)
55.01 – 60.00%	10.00%	RBA + 5.40% (540 bps)
60.01 – 70.00%	10.20%	RBA + 5.60% (560 bps)
70.01 – 75.00%	10.75%	RBA + 6.15% (615 bps)

The applicable rate is the higher of the stated floor rate (p.a.) or the stated margin over the RBA Cash Rate. An RBA Cash Rate floor of 4.60% p.a. applies.

1.2 Commercial, Industrial & Retail

The parameters below are common to commercial, industrial and retail property, except for the minimum capitalisation rates, which vary by asset class and are set out in the dedicated table that follows.

Eligible Locations	**Major cities:** Sydney (50 km), Melbourne (35 km), Brisbane (20 km), Gold Coast (20 km) and Canberra (10 km) — measured from the relevant CBD. **Regional cities:** Newcastle, Wollongong, Geelong and the Central Coast (NSW). **Destinational:** Considered on a case-by-case basis. *Regions or suburbs other than those listed are considered on a case-by-case basis.* **New:** *Adelaide, Perth, Hobart and Darwin are also eligible on a case –by- basis*
Maximum LVR	**Major cities:** up to 65.00% **Regional cities:** up to 60.00% *Maximum LVRs may be increased only within 30 km of the Sydney CBD, 20 km of the Melbourne CBD, and 10 km of the Brisbane and Gold Coast CBDs, on a case-by-case basis. All loan amounts are inclusive of prepaid interest and fees incurred over the loan term.*
Loan Amount	$1.00m – $7.50m. Below $1.0m on a case-by-case basis. *Facilities above $7.50m are priced and approved by the Investment Committee on a case-by-case basis.*
Term	Minimum 6 months. Where a 6-month minimum is not achievable i.e. 3 months, JC may agree to a shorter term in exchange for an increased interest rate. Max term 36 months.
Establishment Fee	1% + GST
Origination Fee	1% + GST
Roll-Over Fee	0.5% of the gross loan amount per month. A fee to be paid by you to us if your loan fails to be discharged by the last day of the loan term.
Extension Fee	A fee that may be charged by us to you where you request, in writing, and we approve to extend the last day of the loan term. The amount of this fee is contingent on the length of the extension and is subject to credit re-assessment at the time the extension is requested and is solely in our discretion.
Discharge Fee	We do not have a discharge fee. Legal fees to release the mortgage(s), remove PPSR's and attend the PEXA workspace payable as advised by our nominated legal firm.
Higher Rate	In the event of a non-compliance by the Borrower(s) 7.5% per annum, calculated daily and paid monthly on all money owing to JC.
Monthly Servicing Fee	0.1% + GST for 1st Mortgage

Security	— First registered mortgage. — First-ranking PPSR / General Security Deed over the Borrower. — Specific Security Deed over the shares of the Borrower (where relevant). — Personal Guarantee. — Any other security reasonably required by JC. *Where JC finances the acquisition of a newly completed property, the Borrower must warrant — expressly within the loan documents — that the Contract for Sale of Land contains no side deeds reflecting price rebates.*
Exit	An exit must be specified. The following exit types require prior discussion: — Exits reliant on refinance through a construction facility where the typical conditions precedent have not been, or are unlikely to be, met during the loan term. — Exits reliant on a third-party lender where the loan is unlikely to satisfy that lender's criteria. — Repayment sourced from a realisation or liquidity event outside the loan's security package.
Valuation	All valuations must be prepared on an 'as-is' basis, disregarding any residual land value attributable to a development scheme. JC may accept an 'as-is site related valuation' on a case-by-case basis. The minimum capitalisation rate adopted on valuation is influenced by: — Location. — Whether the property is leased or vacant. — Tenant covenant strength (business type, established or small business, balance sheet, etc.). — WALE of the lease(s). — Vacancy rates for the property type in the location. — Rental growth, both historical and forecast. — The likely buyer profile (investor, owner-occupier, or both).

MINIMUM CAPITALISATION RATES BY ASSET CLASS

ASSET CLASS	ELIGIBILITY (SCREENING)
Commercial	5.75% – 6.25%
Industrial	5.00% – 5.50%
Retail	5.75% – 6.25%

Capitalisation rates shown are minimums accepted on valuation.

INTEREST RATE SCHEDULE — COMMERCIAL / INDUSTRIAL / RETAIL (1ST MORTGAGE)

LVR BAND	FLOOR RATE (P.A.)	MARGIN OVER RBA CASH RATE
Below 50.00%	9.75%	RBA + 5.15% (515 bps)
50.01 – 55.00%	10.00%	RBA + 5.40% (540 bps)

LVR BAND	FLOOR RATE (P.A.)	MARGIN OVER RBA CASH RATE
55.01 – 60.00%	10.20%	RBA + 5.60% (560 bps)
60.01 – 65.00%	10.50%	RBA + 5.90% (590 bps)
Above 65.00%	*Priced and approved on a case-by-case basis*	

The applicable rate is the higher of the stated floor rate (p.a.) or the stated margin over the RBA Cash Rate. An RBA Cash Rate floor of 4.60% p.a. applies.

Part 2 — Second Mortgage

SUBORDINATED SECURED LENDING

2.1 Residential Property

Eligible Locations	**Major cities:** Sydney (50 km), Melbourne (35 km), Brisbane (20 km), Gold Coast (20 km) and Canberra (10 km) — measured from the relevant CBD. **Regional cities:** Newcastle, Wollongong, Geelong and the Central Coast (NSW). **Destinational:** case-by-case basis. *Regions or suburbs other than those listed are considered on a case-by-case basis.* **New:** *Adelaide, Perth, Hobart and Darwin are also eligible on a case-by-case basis*
Maximum LVR	**Major cities:** up to 65.00% **Regional cities:** up to 60.00% **Rural / Destinational:** up to 55.00% *All loan amounts are inclusive of prepaid interest and fees incurred over the loan term. Maximum LVRs may be increased only within 30 km of the Sydney CBD, 20 km of the Melbourne CBD, and 10 km of the Brisbane and Gold Coast CBDs, on a case-by-case basis.*
Loan Amount	From $0.40m – $7.50m. *Facilities above $7.50m are priced and approved by JC on a case-by-case basis.*
Term	Minimum 6 months. Where a 6-month minimum is not achievable i.e. 3 months, JC may agree to a shorter term in exchange for an increased interest rate. Max term 36 months.
Establishment Fee	1% + GST
Origination Fee	1% + GST
Roll-Over Fee	0.5% of the gross loan amount per month. A fee to be paid by you to us if your loan fails to be discharged by the last day of the loan term.
Extension Fee	A fee that may be charged by us to you where you request, in writing, and we approve to extend the last day of the loan term. The amount of this fee is contingent on the length of the extension and is subject to credit re-assessment at the time the extension is requested and is solely in our discretion.
Discharge Fee	We do not have a discharge fee. Legal fees to release the mortgage(s), remove PPSR's and attend the PEXA workspace payable as advised by our nominated legal firm.
Higher Rate	In the event of a non-compliance by the Borrower(s) 7.5% per annum, calculated daily and paid monthly on all money owing to JC
Monthly Servicing Fee	0.15% + GST for 2nd Mortgage

Security	— Second registered mortgage. — First- or second-ranking PPSR / General Security Deed over the Borrower. — Specific Security Deed over the shares of the Borrower (where relevant). — Personal Guarantee. — Any other security reasonably required by the Investor. *Where JC finances the acquisition of a newly completed property, the Borrower must warrant — expressly within the loan documents — that the Contract for Sale of Land contains no side deeds reflecting price rebates.*
Senior Lender Profile	The senior lender / first mortgagee must be a bank or ADI, or a bank/ADI-like lender with comparable interest, fees and covenants (for example, Pepper, Bluestone or Liberty).
Exit	An exit must be specified. The following exit types require prior discussion: — Exits reliant on refinance through a construction facility where the typical conditions precedent have not been, or are unlikely to be, met during the loan term. — Exits reliant on a third-party lender where the loan is unlikely to satisfy that lender's criteria. — Repayment sourced from a realisation or liquidity event outside the loan's security package.
Valuation	All valuations must be prepared on an 'as-is' basis, disregarding any residual land value attributable to a development scheme.
Strata / Company Title	Where the property is strata or company title, the Borrower must provide: — Strata minutes (or equivalent) for the preceding two years, for review. — The latest set of financials. — A warranty that no loan is owing by the body corporate (or equivalent).

INTEREST RATE SCHEDULE — RESIDENTIAL (2ND MORTGAGE)

LVR BAND	FLOOR RATE (P.A.)	MARGIN OVER RBA CASH RATE
Below 45.00%	12.50%	RBA + 7.90% (790 bps)
45.01 – 50.00%	13.50%	RBA + 8.90% (890 bps)
50.01 – 60.00%	14.20%	RBA + 9.60% (960 bps)
60.01 – 65.00%	15.20%	RBA + 10.60% (1,060 bps)
Above 65%	*Priced and approved on case-by-case basis*	

The applicable rate is the higher of the stated floor rate (p.a.) or the stated margin over the RBA Cash Rate. An RBA Cash Rate floor of 4.60% p.a. applies.

2.2 Commercial, Industrial & Retail

Eligible Locations	**Major cities:** Sydney (50 km), Melbourne (35 km), Brisbane (20 km), Gold Coast (20 km) and Canberra (10 km) — measured from the relevant CBD. **Regional cities:** Newcastle, Wollongong, Geelong and the Central Coast (NSW). **Destinational:** Byron Bay, Southern Highlands, Mornington Peninsula and Noosa. *Regions or suburbs other than those listed are considered on a case-by-case basis.* **New:** *Adelaide, Perth, Hobart and Darwin are also eligible on a case-by-case basis*
Tenancy Requirements	Properties must be leased to an unrelated third party of suitable quality. Where leased to a related party, the property's criticality to ongoing operations must be evident, together with verification of the lessee's solvency.
Maximum LVR	**Major cities:** up to 60.00% **Regional cities:** up to 50.00% *Minimum capitalisation rate accepted on valuation: 5.75% – 6.25% for commercial and retail; 5.00% – 5.50% for industrial. All loan amounts are inclusive of prepaid interest and fees incurred over the loan term.*
Loan Amount	$1.00m – $7.50m. *Facilities above $7.50m are priced and approved by the Investment Committee on a case-by-case basis.*
Term	Minimum 6 months. Where a 6-month minimum is not achievable i.e. 3 months, JC may agree to a shorter term in exchange for an increased interest rate. Max term 36 months.
Establishment Fee	1% + GST
Origination Fee	1% + GST
Roll-Over Fee	0.5% of the gross loan amount per month. A fee to be paid by you to us if your loan fails to be discharged by the last day of the loan term.
Extension Fee	A fee that may be charged by us to you where you request, in writing, and we approve to extend the last day of the loan term. The amount of this fee is contingent on the length of the extension and is subject to credit re-assessment at the time the extension is requested and is solely in our discretion.
Discharge Fee	We do not have a discharge fee. Legal fees to release the mortgage(s), remove PPSR's and attend the PEXA workspace payable as advised by our nominated legal firm.
Higher Rate	In the event of a non-compliance by the Borrower(s) 7.5% per annum, calculated daily and paid monthly on all money owing to JC
Monthly Servicing Fee	0.15% + GST for 2nd Mortgage

Security	— Second registered mortgage. — First- or second-ranking PPSR / General Security Deed over the Borrower. — Specific Security Deed over the shares of the Borrower (where relevant). — Personal Guarantee. — Any other security reasonably required by the Investor. *Where JC finances the acquisition of a newly completed property, the Borrower must warrant — expressly within the loan documents — that the Contract for Sale of Land contains no side deeds reflecting price rebates.*
Senior Lender Profile	The senior lender / first mortgagee must be a bank or ADI, or a bank/ADI-like lender with comparable interest, fees and covenants (for example, Pepper, Bluestone or Liberty).
Exit	An exit must be specified. The following exit types require prior discussion: — Exits reliant on refinance through a construction facility where the typical conditions precedent have not been, or are unlikely to be, met during the loan term. — Exits reliant on a third-party lender where the loan is unlikely to satisfy that lender's criteria. — Repayment sourced from a realisation or liquidity event outside the loan's security package.
Valuation	All valuations must be prepared on an 'as-is' basis, disregarding any residual land value attributable to a development scheme. The Investor may accept an 'as-is site related valuation' on a case-by-case basis. The minimum capitalisation rate adopted on valuation is influenced by location; whether the property is leased or vacant; tenant covenant strength; WALE of the lease(s); vacancy rates for the property type in the location; historical and forecast rental growth; and the likely buyer profile.

MINIMUM CAPITALISATION RATES ON VALUATION

ASSET CLASS	MINIMUM CAPITALISATION RATE
Industrial	5.25% – 5.75%
Commercial	6.00% – 6.50%
Retail	6.00% – 6.60%

INTEREST RATE SCHEDULE — COMMERCIAL / INDUSTRIAL / RETAIL (2ND MORTGAGE)

LVR BAND	FLOOR RATE (P.A.)	MARGIN OVER RBA CASH RATE
Below 45.00%	13.50%	RBA + 8.90% (890 bps)
45.01 – 50.00%	14.50%	RBA + 9.90% (990 bps)
50.01 – 55.00%	16.20%	RBA + 11.60% (1,160 bps)
55.01 – 60.00%	18.20%	RBA + 13.60% (1,360 bps)

IMPORTANT NOTICE

Important notice

This document has been prepared by Jumbo Capital Pty Ltd for its clients only and is provided for general information purposes. The lending parameters set out here are indicative, do not constitute an offer or a commitment to lend, and are subject to change without notice.

Every facility is subject to JC's credit assessment, satisfactory due diligence, valuation and documentation. JC retains full discretion to vary, waive or apply any criterion on a case-by-case basis. Nothing in this document constitutes financial, legal or taxation advice; recipients should obtain their own independent advice before acting.

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Loans secured by real property